

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES DEVELOPMENT COMMITTEE

January 8, 2007 - 7:00 p.m.

Approved with no changes at the February 12, 2007 Meeting

1. **Call to Order, Roll Call and Establishment of a Quorum.** Chairman Kwasman called the meeting to order at 7:00 p.m. Roll call found Aldermen Nicholas Dzierzanowski, Michael B. Kwasman, H. Ronald Monroe, Alan Murphy, Ruben Pineda and Rebecca Stout present. Alderman James E. Beifuss, Jr. arrived at 7:06 p.m.

ii Also in attendance were Alderman Sandy Dimas, Alderman Russell Radkiewicz, Community Development Director Joanne Kalchbrenner and Administrative Secretary Linda Ericksen.

2. **Approval of Minutes.**

A. Development Committee of December 7, 2006. Alderman Pineda made a motion, seconded by Alderman Murphy, to approve the minutes with no changes. The members unanimously agreed. Motion carried.

3. **Public Participation.** None.

4. **Items for Consent.**

Chairman Kwasman read the following items:

- A. Frances Spear - 100 Arbor Avenue, Façade Grant
- B. Shoppes of West Chicago Phase II - Amendment to the Final PUD for 296 Teresa Lane

Alderman Pineda made a motion, seconded by Alderman Stout, to place the Consent Items on the January 15, 2007 City Council Agenda under Consent. Voting Yea: Aldermen Pineda, Stout, Dzierzanowski, Kwasman, Monroe and Murphy. Voting Nay: 0. Motion carried.

5. **Items for Discussion.**

A. ChildServ, Transitional Living Facility Text Amendment - Chairman Kwasman requested staff to provide a brief update. Ms. Kalchbrenner commented that the applicant is requesting an amendment to establish regulations for transitional living facilities in the R-6 zoning district. She stated that the proposed text amendment presented by staff was modeled after one in Evanston. She noted that the Plan Commission voted down the proposed amendment by a vote of 3-1. She noted further that four members were present and a unanimous vote was required to recommend approval. She added that Commissioner Lemon voted against the petition because he thought the proposal should include a sunset clause to reconsider the special use in the

future and a limit on the number of residents who could be on probation. Ms. Kalchbrenner added that per Section 9.7-4(T)(11), an annual inspection of the facility would be required and the special use could be revoked if the facility was not in compliance. She added further that in item (4), the Plan Commission recommended deleting "or probationary programs." She noted that Commissioner Lemon expressed concern that if that section was deleted, all of the residents could be on probation. She stated that residents could be on probation for minor to criminal activity, including sexual activity.

Alderman Pineda stated that the City and the fire district should perform an annual inspection of the facility. He added that he preferred to keep the wording in regarding probation.

Alderman Stout asked if the facilities would be restricted from locating near schools and Ms. Kalchbrenner responded no. Alderman Stout asked if that needed to be addressed and Ms. Kalchbrenner responded that based on the research, it did not need to be restricted.

Alderman Dzierzanowski asked what would happen if a facility was in violation of (11). Ms. Kalchbrenner answered that a transitional living facility would be a special use with all of the conditions included. She added that if a facility was in violation, the City Council could revoke the special use.

Alderman Beifuss asked if there was a limit on size if a facility was in an existing complex and Ms. Kalchbrenner responded that there is a maximum number of residents per facility and the number of residents plus staff cannot exceed the occupancy load.

Ms. Jeanne Becker, Director of Program Evaluation for ChildServ, stated that they envisioned renting two townhomes at Geneva Station. She added that one would be for boys and one for girls between the ages of 17-21. She added further that both homes would have 24-hour staff. She noted that the DuPage County Probation Court has expressed a need for transitional living facilities. She noted further that such facilities operate in Lisle, Downers Grove and Naperville with no problems. Ms. Becker commented that sometimes wards of the state are on probation for minor things such as theft or battery. She added that most of the residents are off probation by age 18. She added further that a facility could not be opened in West Chicago if residents on probation are not allowed. She noted that in one facility 50% of the girls were on probation and in another 20% of the boys were on probation. She noted further that those facilities were located in a subdivision. Ms. Becker stated that they liked the West Chicago facility because of its proximity to the high school because residents are required to either go to school or work. She added that they also liked the proximity to the train so residents could take the train to Wheaton and then take a bus to College of DuPage. She noted that residents are not allowed to own vehicles.

Chairman Kwasman stated that the question is whether to go with the recommendation by Plan Commission or go with staff's recommendation.

Alderman Pineda stated that he appreciates the track record of ChildServ. He noted that the proposed text amendment would be for all agencies and some of their track records might not be as good. He commented that he wants to go with staff's recommendation to not allow residents on probation.

Alderman Beifuss stated that the Plan Commission vote was 3-1. He commented that it is problematic to him to have a transitional living facility in that location close to schools.

Alderman Pineda made a motion, seconded by Alderman Monroe, to place this item on the January 15, 2007 City Council Agenda. Voting Yea: Alderman Pineda, Monroe, Dzierzanowski, Kwasman, Stout and Murphy. Voting Nay: Alderman Beifuss. Motion carried.

Chairman Kwasman noted that this item would be on the City Council Agenda under Reports by Committees.

**6. Old Business.** None.

**7. New Business.** None.

**8. Reports from Staff.** None.

**9. Adjournment.** Alderman Murphy made a motion, seconded by Alderman Dzierzanowski, to adjourn. The members unanimously agreed. Motion carried. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Linda Ericksen, Administrative Secretary

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